

NORTH ATLAS

COMMERCIAL REAL ESTATE

Office For Lease

233 KENNEDY
STREET
WINNIPEG, MB

956 - 8,507 square feet available
Net Rental Rate: **\$13.50** per square foot
Additional Rent: **\$12.00** per square foot
(2022 Estimated)

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine

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204.918.1438 Mobile
204.942.2400 Office
Jonah@NorthAtlas.ca

Khush Grewal

Partner
204.891.1999 Mobile
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PROPERTY HIGHLIGHTS

The Arts Plaza at 233 Kennedy Street in downtown Winnipeg is part of an exemplary mixed-use project home to 104 fully occupied new luxury rental units and approximately 14,000 square feet of office and retail space, supported by over 450 on site parking stalls. Office Tenants at The Arts Plaza may appreciate:



Excellent parking availability via connected parkade and on-site lot



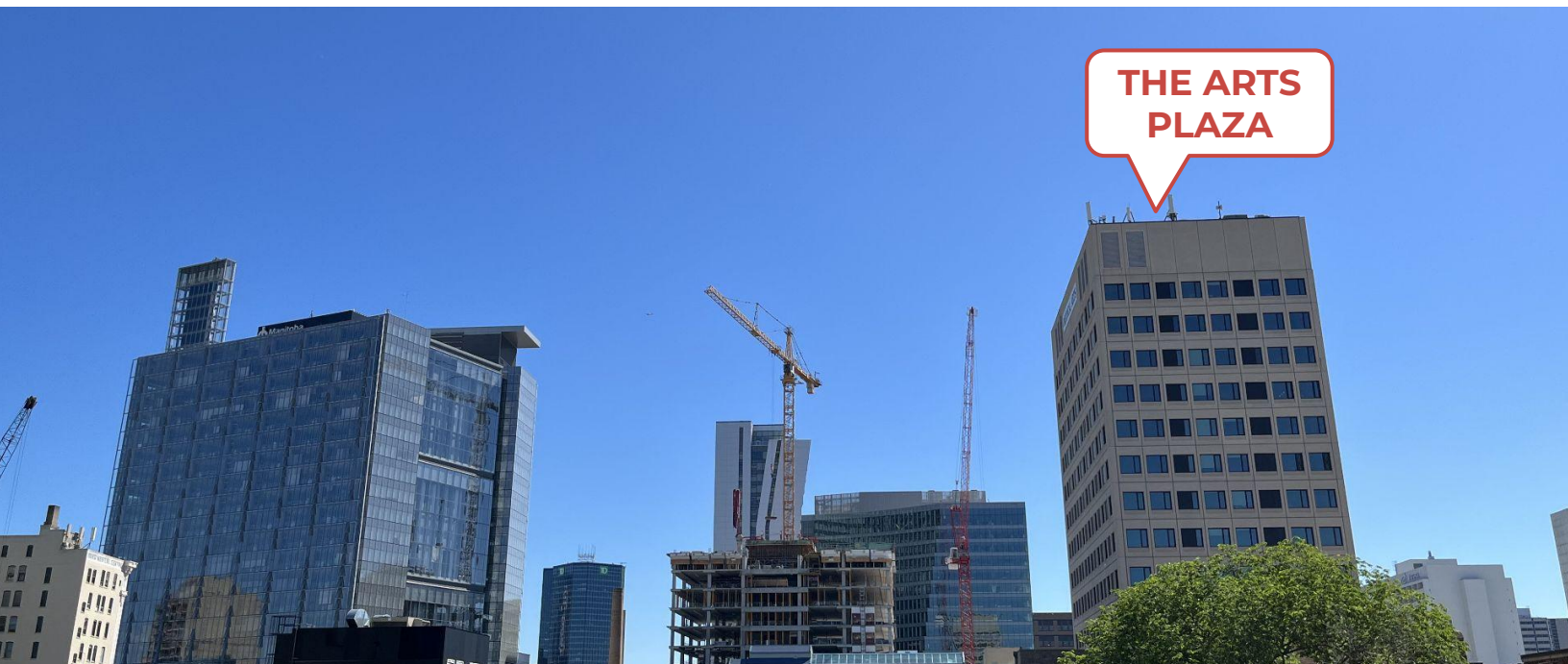
Convenient transit access along Winnipeg's Graham transit mall



Multiple access points to Winnipeg's weather controlled indoor walkway system within a 3 minute walk



An opportunity to be located steps away from the energy and action created by many of Winnipeg's newest downtown developments including True North Square, Canada Life Place, the Winnipeg Art Gallery expansion, and planned revitalization of the historic Hudson's Bay department store



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THE ARTS PLAZA

Greet your guests with an exclusive, contemporary environment dedicated to commercial users at 233 Kennedy.

The Arts Plaza.



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SURROUNDINGS

The Arts Plaza is ideally located steps away from many of downtown Winnipeg's newest most exciting shopping, living and dining options. At the doorstep of the now iconic True North Square, your office will have exceptional access to downtown Winnipeg's new district of choice.



Canada Life Place



Winnipeg Art Gallery



**Sutton Place Hotel
(Under Construction)**



**Wawanesa Headquarters
(Under Construction)**

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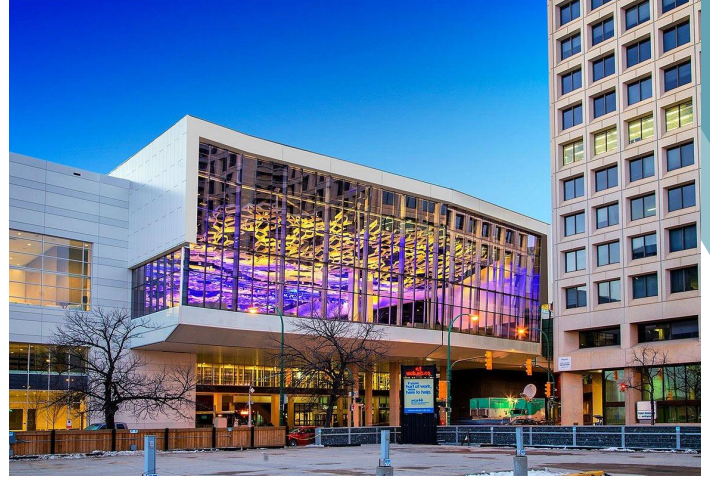
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SURROUNDINGS



**A New Future - The Hudson's Bay
(Planned)**



RBC Convention Centre



Manitoba Hydro Place



True North Square

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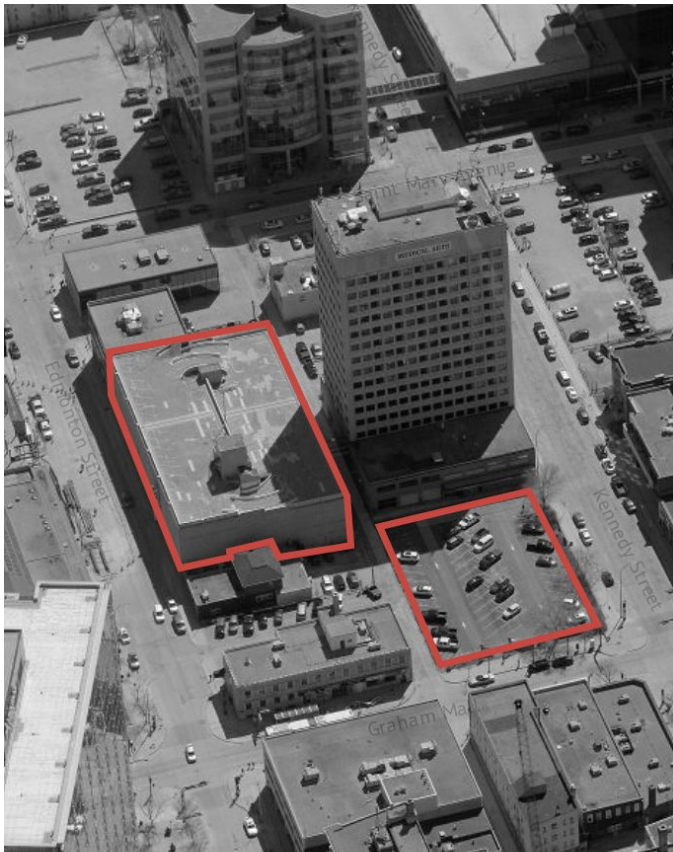
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PARKING

With 434 parkade spaces, 24 front lot spaces, ample street parking AND additional parking dedicated to on site residents, parking availability is virtually unrivaled amongst comparable downtown Winnipeg locations.

All steps away from True North Square and Canada Life Place.



450+ Stalls in Parkade and Lot



Edmonton Street Parkade Entrance



Access to Parkade on Office Floor

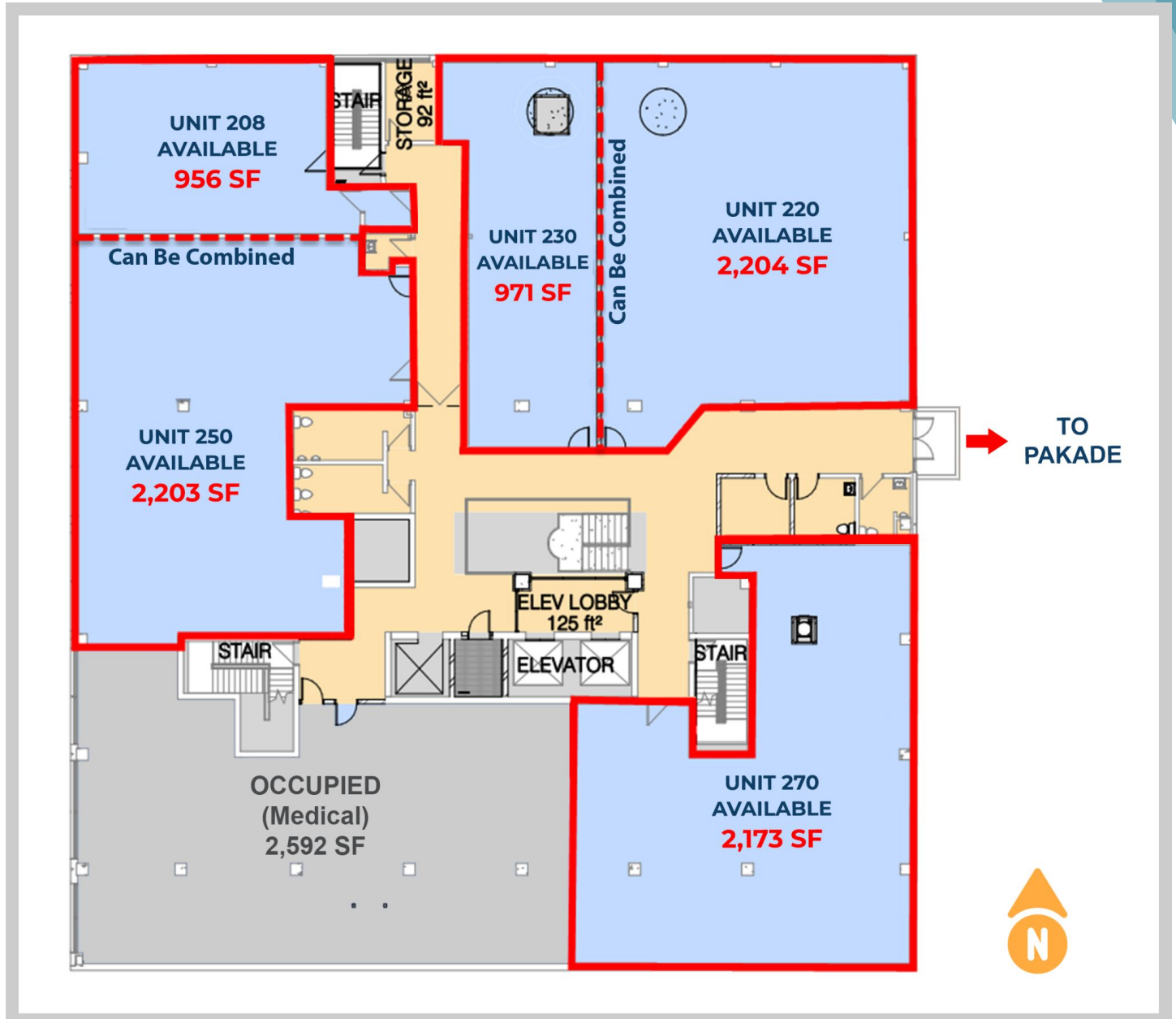
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FLOOR PLAN

2ND FLOOR OFFICE FOR LEASE | 233 KENNEDY STREET



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UNIT INTERIORS

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UNIT	SF	
208	956 SF	} Can be combined 3,159 SF
250	2,203 SF	
220	2,204 SF	} Can be combined 3,175 SF
230	971 SF	
270	2,173 SF	



Unit 270



Unit 220



Unit 250

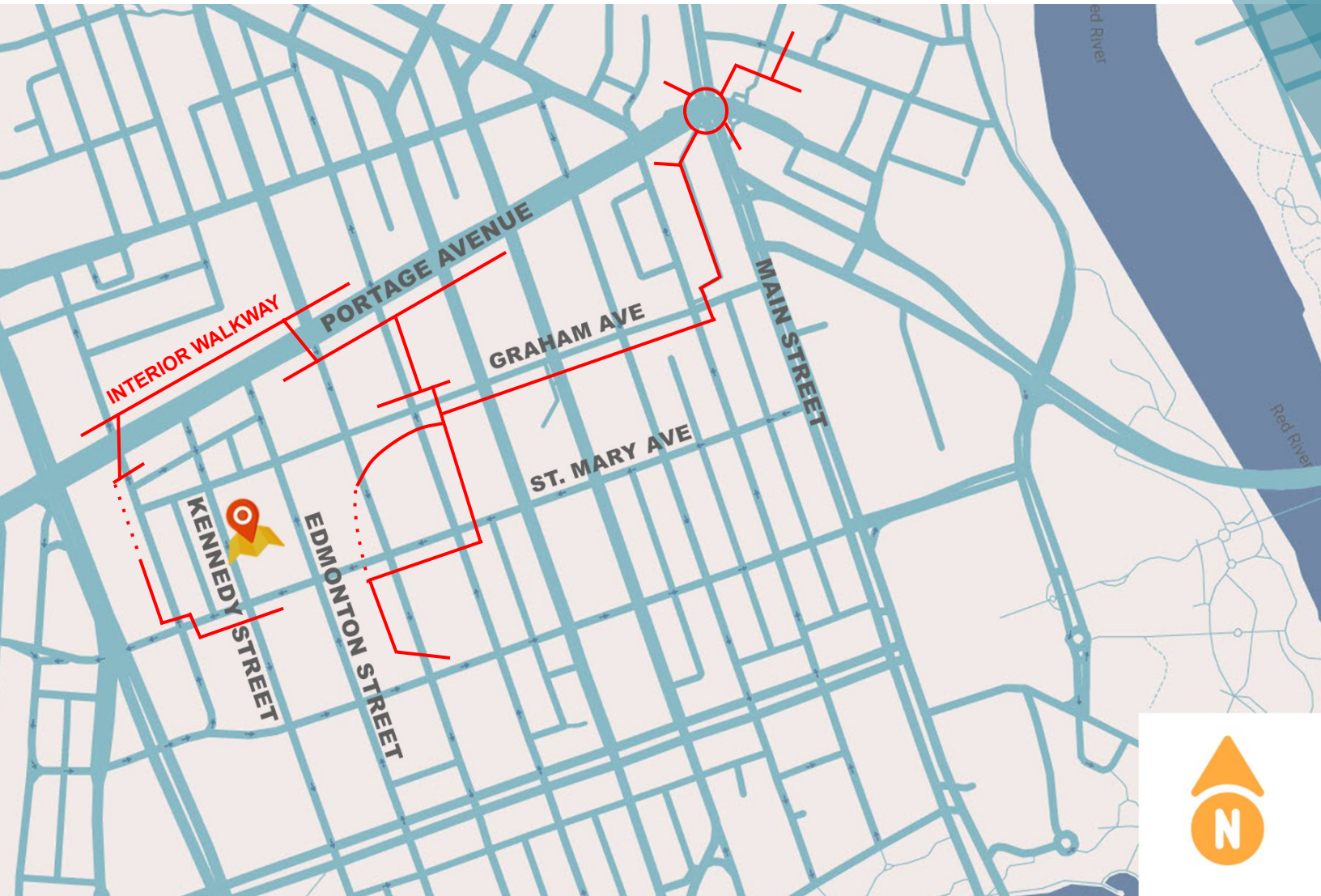
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FOR A VIEWING, CALL TODAY!



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